



BRADDOCK NEIGHBORHOOD DEVELOPMENT PROJECTS UPDATE

The Asher

620 N. Fayette Street

Residential: 206 units

Retail: 4,325sf

City Staff Project Manager: Gary Wagner

Construction is complete. Real estate brokers are actively pursuing retail tenants.

Braddock Gateway: Phase I

1219 First Street

Residential: 270 units

Retail: 1,500 sf

Development Size: 278,498sf

City Staff Project Managers: Pat Escher and Garry Meus

Project is temporarily delayed. Construction is anticipated to begin again this fall. Demolition is completed. Excavation for the underground garage is anticipated to take three months. The garage construction is tentatively scheduled to last three months. The total construction time for the project is estimated to be approximately 24 months.

Braddock Gateway: Phase II

100 N. Fayette Street

Residential: 185 units

Retail: 5,200 sf

Development Size: 183,123sf

City Staff Project Manager: Pat Escher and Colleen Willger

The preliminary plan was approved by Planning Commission and City Council in June 2012. Final Site Plans have yet to be submitted. Construction is anticipated to start when Braddock Gateway Phase I is completed.

Braddock Metro Place

1261 Madison Street

Residential: 165 units

Development Size: 149,306sf

City Staff Project Managers: Dirk Geratz and Jessica McVary

Construction has commenced and should last approximately 18 months. The project's anticipated completion is winter 2014.

September 16, 2013

1111 Belle Pre (The Madison)

800 N. Henry Street

Residential: 360 units

Retail: 9,672sf

City Staff Project Manager: Dirk Geratz

The project is under construction. The project should open fall 2013 and be completed early 2014. The first round of certificate of occupancy permits will start this fall with the goal of issuing the final certificate of occupancy in early spring 2014.

James Bland Redevelopment

Residential: 365 total units (134 public housing units, 155 market-rate townhomes and 76 market-rate multi-family units)

Total Development Size: 601,154 sf

City Staff Project Manager: Dirk Geratz, Katye North, and Maya Contreras

Phase 1 and Phase 2, located south of Madison Street and east of Alfred Street, are completed. Construction of Phase 3, the multifamily building along Route 1, is completed. The park is open and has been dedicated to the City. Construction started on the last two phases. Completion of the project is anticipated to be spring 2014.

Jefferson Houston School Redevelopment

1501 Cameron Street

Archaeological work is completed. The site is documented and reburied. Approximately 1,000 bricks were found and will be reused on-site in a way to memorialize the building. Construction is underway. The building should open in August 2014; in time for the new school year. Overall construction should be completed by winter of 2014.